

INTRODUCTION

The Eastern Loudoun Area Plan marks both a beginning and an end. It is the first of many area plans that will supplement and implement the adopted Resource Management Plan as integral components of the Loudoun County Comprehensive Plan. Because of the immense growth taking place in eastern Loudoun, the County decided to begin its area plans there. This plan is the end of an extraordinary citizen involvement process that saw a small and diverse group of residents, appointed by their supervisors to represent a cross section of organizations and areas, take the future of eastern Loudoun into their hands to help create a plan that will have significant impact on the future of their community. They met for 25 evenings from March to December 1979 to discuss and evaluate each topic. The general consensus of this highly motivated group of 20 people is that eastern Loudoun can be saved from improper development (65% is still undeveloped), and that a genuine sense of community can be created for the area. The specific plans, policies and recommendations included in this plan represent a concerted effort to manage future growth with new tools and programs, and thereby retain the characteristics of eastern Loudoun which motivated its residents to live there.

"THE SPECIFIC INTENT OF THE EASTERN LOUDOUN AREA MANAGEMENT PLAN IS TO PROVIDE THE OVERALL BASIS FOR LAND USE DECISIONS FOR THE COUNTY DECISION MAKERS, SPECIFICALLY THE BOARD OF SUPERVISORS AND THE PLANNING COMMISSION. THE PLAN PROVIDES CRITERIA, ANALYSES AND RECOMMENDATIONS FOR MAKING LAND USE DECISIONS THROUGHOUT THE TEXT OF THE DOCUMENT. ABSENT EXTRAORDINARY CIRCUMSTANCES, NO ONE SECTION OF THE TEXT SHOULD BE DEEMED THE SINGLE DETERMINANT FOR ANY ZONING OR LAND USE RELATED ISSUE. DECISIONS WILL BE MADE BY REVIEWING THE ENTIRE DOCUMENT IN CONCERT WITH THE RESOURCE MANAGEMENT PLAN TO PRODUCE THE BEST POSSIBLE DECISIONS."

The overall purpose of this plan is to supplement and implement the Resource Management Plan. The Area Plan provides the legal basis for a review process that will promote a more comprehensive approach to the land development process. Important concerns for the environment, energy, transportation, heritage, schools, public facilities and fiscal practices are all seen as "valued resources" (*RMP*, p. ix), worthy of special consideration today and for future generations. The Area Plan's growth policy is for development to take place in a manner that is "socially humane, environmentally sound, aesthetically pleasing and financially affordable" (page 20, Residential Plan). This plan represents an important step towards this end.

The "community" of eastern Loudoun is at a crossroads in planning its future. Either the County can allow continued sprawl development that is dispersed and costly, or it can commit itself to a managed process of land development decision making. The Resource Management Plan offers growth management in policy terms; this area plan defines a specific path to follow in managing the future of a specific area. The Board of Supervisors and the Planning Commission have committed themselves to a managed growth process for the entire county; this document is designed to put this commitment into action in eastern Loudoun.

The Plan also recognizes the need to work cooperatively with the local and regional planning agencies, including Fairfax County, the Town of Herndon, the Northern Virginia Planning District Commission and the Metropolitan Washington Council of Governments. The goal is to provide a cooperative basis for planning and zoning decisions, including those on highways, water and sewer service and pollution control.